

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): St. Louis

State: MO

PJ's Total HOME Allocation Received: \$79,730,556

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:			PJs in State: <div>7</div>				
% of Funds Committed	<div>92.69</div> %	<div>92.22</div> %	<div>5</div>	<div>91.92</div> %	<div>64</div>	<div>57</div>	
% of Funds Disbursed	<div>86.01</div> %	<div>86.08</div> %	<div>4</div>	<div>82.65</div> %	<div>58</div>	<div>56</div>	
Leveraging Ratio for Rental Activities	<div>4.63</div>	<div>4</div>	<div>1</div>	<div>4.67</div>	<div>100</div>	<div>100</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>99.63</div> %	<div>97.56</div> %	<div>4</div>	<div>81.09</div> %	<div>82</div>	<div>59</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>87.14</div> %	<div>78.50</div> %	<div>2</div>	<div>68.72</div> %	<div>87</div>	<div>82</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>76.10</div> %	<div>69.86</div> %	<div>3</div>	<div>79.93</div> %	<div>33</div>	<div>27</div>	
% of 0-30% AMI Renters to All Renters***	<div>46.88</div> %	<div>33.13</div> %	<div>1</div>	<div>44.94</div> %	<div>51</div>	<div>52</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>99.20</div> %	<div>97.97</div> %	<div>1</div>	<div>94.87</div> %	<div>65</div>	<div>54</div>	
Overall Ranking:			In State: <div>1</div> / <div>7</div>	Nationally: <div>87</div>	<div>84</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$35,491</div>	<div>\$24,983</div>		<div>\$25,717</div>	<div>753</div> Units	<div>21.60</div> %	
Homebuyer Unit	<div>\$11,374</div>	<div>\$12,245</div>		<div>\$14,669</div>	<div>1,736</div> Units	<div>49.80</div> %	
Homeowner-Rehab Unit	<div>\$12,336</div>	<div>\$11,517</div>		<div>\$20,391</div>	<div>996</div> Units	<div>28.60</div> %	
TBRA Unit	<div>\$0</div>	<div>\$3,232</div>		<div>\$3,201</div>	<div>0</div> Units	<div>0.00</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$128,221	\$77,983	\$17,573
State:*	\$126,542	\$79,825	\$15,563
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.03

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	11.1	30.6	47.6	0.0	Single/Non-Elderly:	39.0	40.7	33.3	0.0
Black/African American:	86.9	63.2	50.2	0.0	Elderly:	25.0	2.6	23.1	0.0
Asian:	0.5	0.6	0.2	0.0	Related/Single Parent:	29.3	34.9	18.0	0.0
American Indian/Alaska Native:	0.0	0.1	0.1	0.0	Related/Two Parent:	4.1	16.8	20.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.1	0.0	Other:	2.4	4.9	5.6	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.3	0.0					
Black/African American and White:	0.0	0.1	0.3	0.0					
American Indian/Alaska Native and Black:	0.0	0.2	0.1	0.0					
Other Multi Racial:	0.3	0.2	0.2	0.0					
Asian/Pacific Islander:	0.4	2.9	0.0	0.0					
ETHNICITY:									
Hispanic	0.8	1.9	0.9	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	46.2	28.9	40.2	0.0	Section 8:	41.8	0.1 [#]		
2 Persons:	20.7	23.8	26.7	0.0	HOME TBRA:	3.6			
3 Persons:	17.1	20.6	13.6	0.0	Other:	6.2			
4 Persons:	9.1	15.3	9.9	0.0	No Assistance:	48.5			
5 Persons:	4.4	7.1	4.6	0.0					
6 Persons:	1.5	2.9	2.9	0.0					
7 Persons:	0.7	0.8	1.1	0.0					
8 or more Persons:	0.3	0.6	1.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			54	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis State: MO Group Rank: 87
(Percentile)
State Rank: 1 / 7 PJs Overall Rank: 84
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	99.63	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	87.14	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.1	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	99.2	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.58	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

